140.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	940,800 /	940,800
USE VALUE:	940,800 /	940,800
ASSESSED:	940,800 /	940,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OWENS JANET PALMER
Owner 2:	
Owner 3:	
Street 1:	20 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,777 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Clapboard Exterior and 2190 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3777.000	509,800	4,400	426,600	940,800
Total Card	0.087	509,800	4,400	426,600	940,800
Total Parcel	0.087	509,800	4,400	426,600	940,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.59 | /Parcel: 429.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89932
GIS Ref	
GIS Ref	
Insp Date	05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0020.0

!10816!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	509,800	4400	3,777.	426,600	940,800	940,800	Year End Roll	12/18/2019
2019	104	FV	380,800	4400	3,777.	400,000	785,200	785,200	Year End Roll	1/3/2019
2018	104	FV	380,800	4400	3,777.	330,700	715,900	715,900	Year End Roll	12/20/2017
2017	104	FV	357,800	4400	3,777.	304,000	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	357,800	4400	3,777.	277,300	639,500	639,500	Year End	1/4/2016
2015	104	FV	320,000	4400	3,777.	272,000	596,400	596,400	Year End Roll	12/11/2014
2014	104	FV	320,000	4400	3,777.	252,800	577,200	577,200	Year End Roll	12/16/2013
2013	104	FV	325,500	4400	3,777.	240,500	570,400	570,400		12/13/2012

PRINT

Date	Time
12/11/20	01:04:40

LAST REV

Date	Time
05/30/18	09:04:11
ekelly	

USER DEFINED

Prior Id # 1:	89932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10816

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWENS JANET	28144-421		2/3/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2015	260	Re-Roof	9,180					Strip and re-roof.
8/7/2012	994	Inter Fi	54,194	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
1/30/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3777		Sq. Ft.	Site		0	80.	1.41	9									426,647						426,600	

Total AC/HA:	0.08671	Total SF/SM:	3777	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	426,647	Spl Credit		Total:	426,600

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

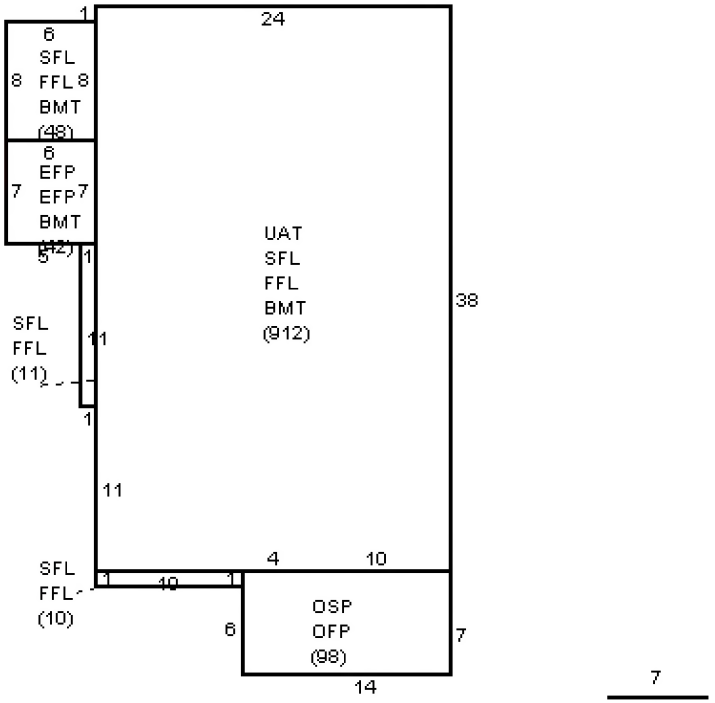
Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	4	2	1
Totals			
2	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.18516815
Const Adj.:	0.99980003
Adj $ / SQ:	201.438
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626292
Depreciation:	116490
Depreciated Total:	509801

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	201.44
Special Features:	0	Val/Su Net:	146.83
Final Total:	509800	Val/Su SzAd	259.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,002	60.430	60,552
FFL	First Floor	981	201.440	197,611
SFL	Second Floor	981	201.440	197,611
UAT	Upper Attic	228	141.010	32,150
OFP	Open Porch	98	33.330	3,266
OSP	Screen Porch	98	36.660	3,593
EFP	Enclos Porch	84	59.620	5,008
	Net Sketched Area:	3,472	Total:	499,791
Size Ad	1962	Gross Are	4156	FinArea 2190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1922	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400

IMAGE

AssessPro Patriot Properties, Inc